118.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,900 / 682,900
					USE VALUE:	682,900 / 682,900
					ASSESSED:	682,900 / 682,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DHUNGEL PRABHU N & SAMJHANA
Owner 2:	
Owner 3:	
Street 1:	23 ELWERN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LINDQUIST LISE J -
Owner 2:	-
Street 1:	23 ELWERN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,442 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5442.000	274,600		408,300	682,900
Total Card	0.125	274,600		408,300	682,900
Total Parcel	0.125	274,600		408,300	682,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.52 | /Parcel: 398.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75929
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!9149!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,600	0	5,442.	408,300	682,900	682,900	Year End Roll	12/18/2019
2019	101	FV	217,700	0	5,442.	402,400	620,100	620,100	Year End Roll	1/3/2019
2018	101	FV	217,700	0	5,442.	309,100	526,800	526,800	Year End Roll	12/20/2017
2017	101	FV	217,700	0	5,442.	291,600	509,300	509,300	Year End Roll	1/3/2017
2016	101	FV	217,700	0	5,442.	268,300	486,000	486,000	Year End	1/4/2016
2015	101	FV	203,700	0	5,442.	250,800	454,500	454,500	Year End Roll	12/11/2014
2014	101	FV	203,700	0	5,442.	231,000	434,700	434,700	Year End Roll	12/16/2013
2013	101	FV	203,700	0	5,442.	231,000	434,700	434,700		12/13/2012

PRINT

Date	Time
12/10/20	23:39:35

LAST REV

Date	Time
02/19/19	12:50:44
ekelly	
9149	

USER DEFINED

Prior Id # 1:	75929
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDQUIST LISE	64305-329		9/30/2014		551,000	No	No		
LINDQUIST LISE	59218-501		6/1/2012	Convenience	1	No	No		
LINDQUIST LISE	50349-42		11/15/2007	Family	1	No	No		
BROWN MICHAEL D	35298-403		4/18/2002		389,900	No	No		
VAN DER HOEVEN	25032-573		12/1/1994		196,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2013	1331	Manual	1,377	C				
11/20/2007	1071	Addition	68,000	C		G9	GR FY09	PER PLANS

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Meas/Inspect	HS	Hanne S
1/23/2014	Info Fm Prmt	EMK	Ellen K
4/29/2009	Meas/Inspect	189	PATRIOT
4/29/2009	Measured	372	PATRIOT
6/30/2002	MLS	MM	Mary M
2/15/2000	Measured	270	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5442		Sq. Ft.	Site		0	70.	1.07	6									408,284						408,300	

Total AC/HA:	0.12493	Total SF/SM:	5442	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	408,284	Spl Credit		Total:	408,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	20 - Copm. Clap	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33897638
Const Adj.:	0.99690032
Adj $ / SQ:	140.157
Other Features:	76102
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337289
Depreciation:	62736
Depreciated Total:	274553

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

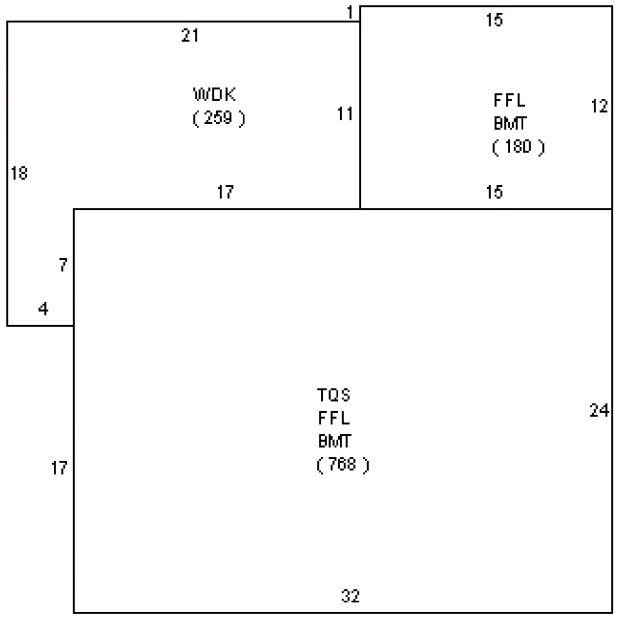
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.16
Special Features:	0	Val/Su Net:	100.55
Final Total:	274600	Val/Su SzAd	180.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	47.510	45,042
FFL	First Floor	948	140.160	132,869
TQS	3/4 Story	576	140.160	80,730
WDK	Deck	259	9.830	2,546

Net Sketched Area:	2,731	Total:	261,187
Size Ad	1524	Gross Are	2923	FinArea	1714
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc